HOUSING NOW
Hamilton and Brantford CMAs

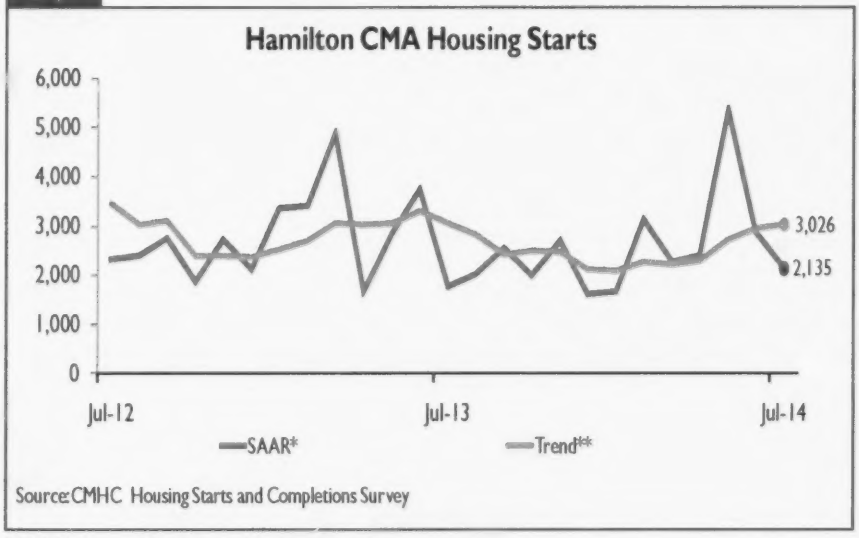
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2014

Highlights

- Hamilton CMA total housing starts trending up in July.
- Year-to-date, townhouse starts were up significantly.
- Brantford CMA total housing starts trending down in July.

Figure 1



* SAAR[1]: Seasonally Adjusted Annual Rate.
** Trend: Six-month moving average of the SAAR

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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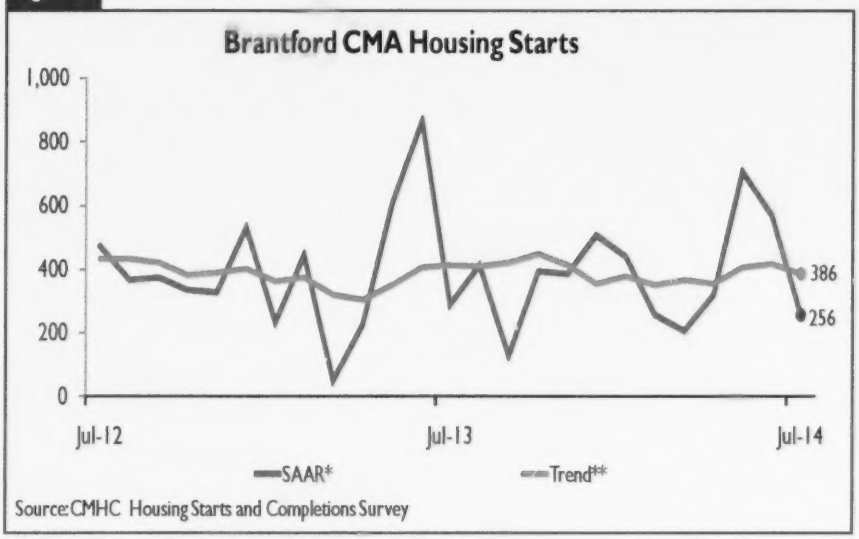
Hamilton CMA Total Housing Starts Trending Up

Housing starts in the Hamilton Census Metropolitan Area (CMA) were trending up at 3,026 units in July compared to 2,948 units in June, increasing for the fourth consecutive month. Year-to-date, actual townhouse starts were up 40 per cent compared to the first seven months of 2013, suggesting that those buying in the affordable price ranges are turning to this more affordable ground-oriented home type in the new home market.

The more volatile SAAR measure of housing starts in Hamilton CMA was 2,135 units in July, down from 2,867 units in June. This month's decline in the SAAR measure was mainly due to weaker apartment construction. More specifically, actual apartment starts were 301 units in the first seven months of 2014, down 50 per cent from the same period in 2013.

A tight resale market, with listings of affordable homes in short supply, is leading some home buyers to buy new. The seasonally adjusted sales of existing homes rose for the fifth consecutive month in July, hitting their highest monthly level on record. The number of new listings declined by 2.4 per cent in July compared to June. Essentially, the number of sales grew faster than the number of new listings, pushing the existing home market further into sellers' territory. In a sellers' market, home prices generally rise more rapidly than overall inflation. As a result, the average home price grew by 2.2 per cent in July, the strongest monthly price growth in four months. Year-to-date, actual existing home sales across Hamilton CMA reached 8,932 units, up 7.6 per cent compared to the first seven months of 2013. Improving employment and low mortgage rates have supported housing demand in Hamilton.

Figure 2

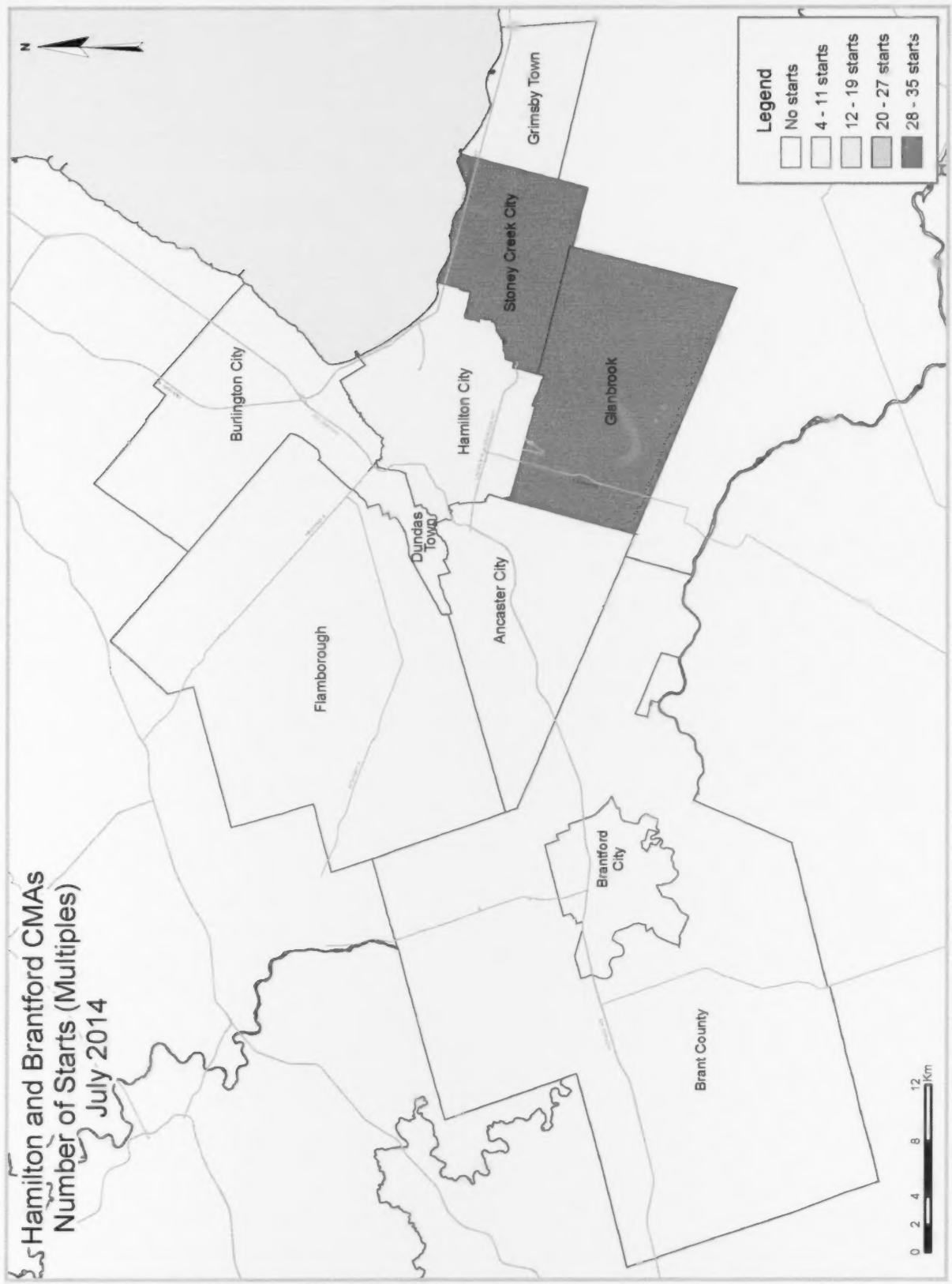


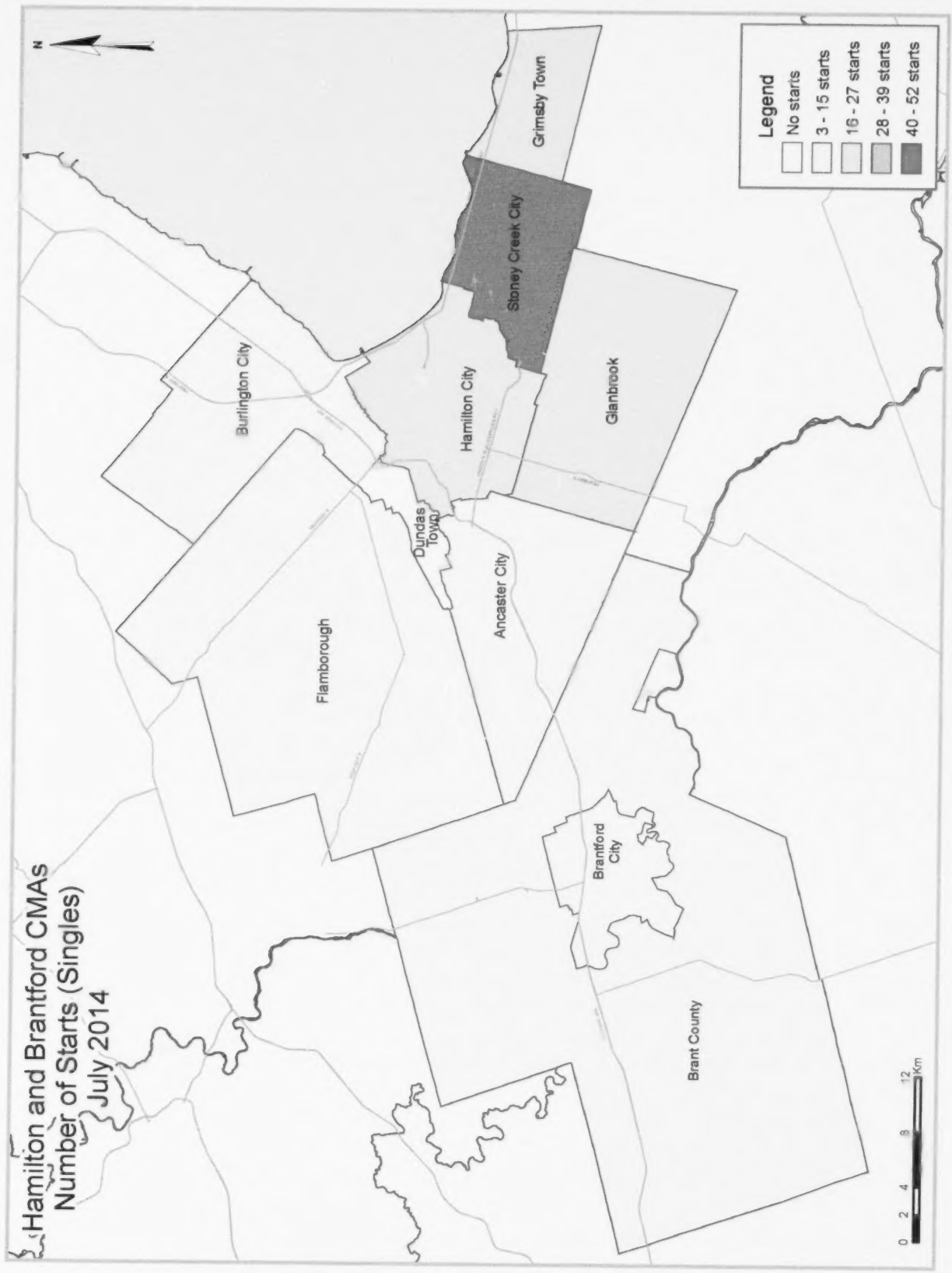
Source: CMHC Housing Starts and Completions Survey

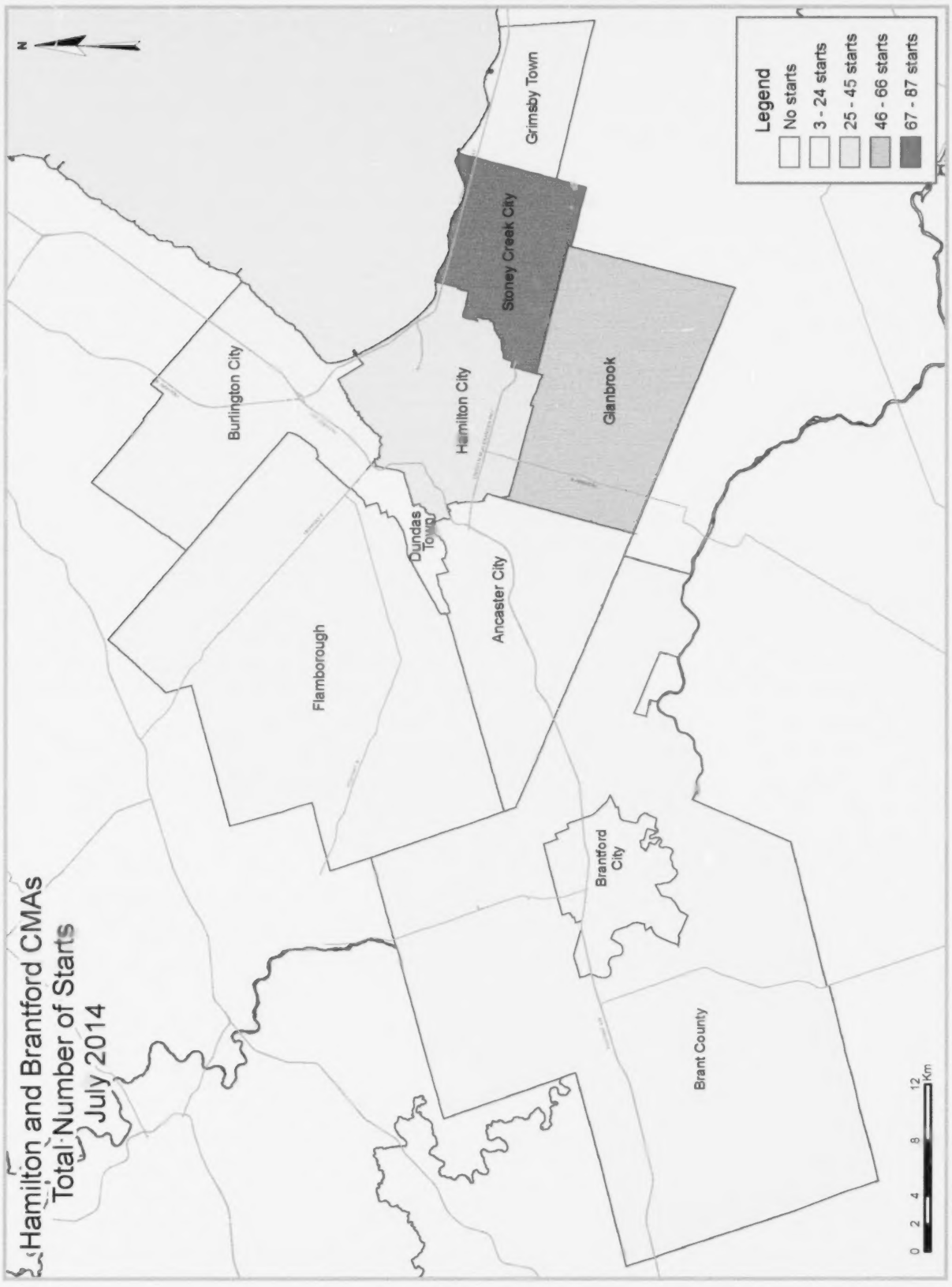
* SAAR: Seasonally Adjusted Annual Rate.
** Trend: Six-month moving average of the SAAR

Brantford CMA Total Housing Starts Trending Down

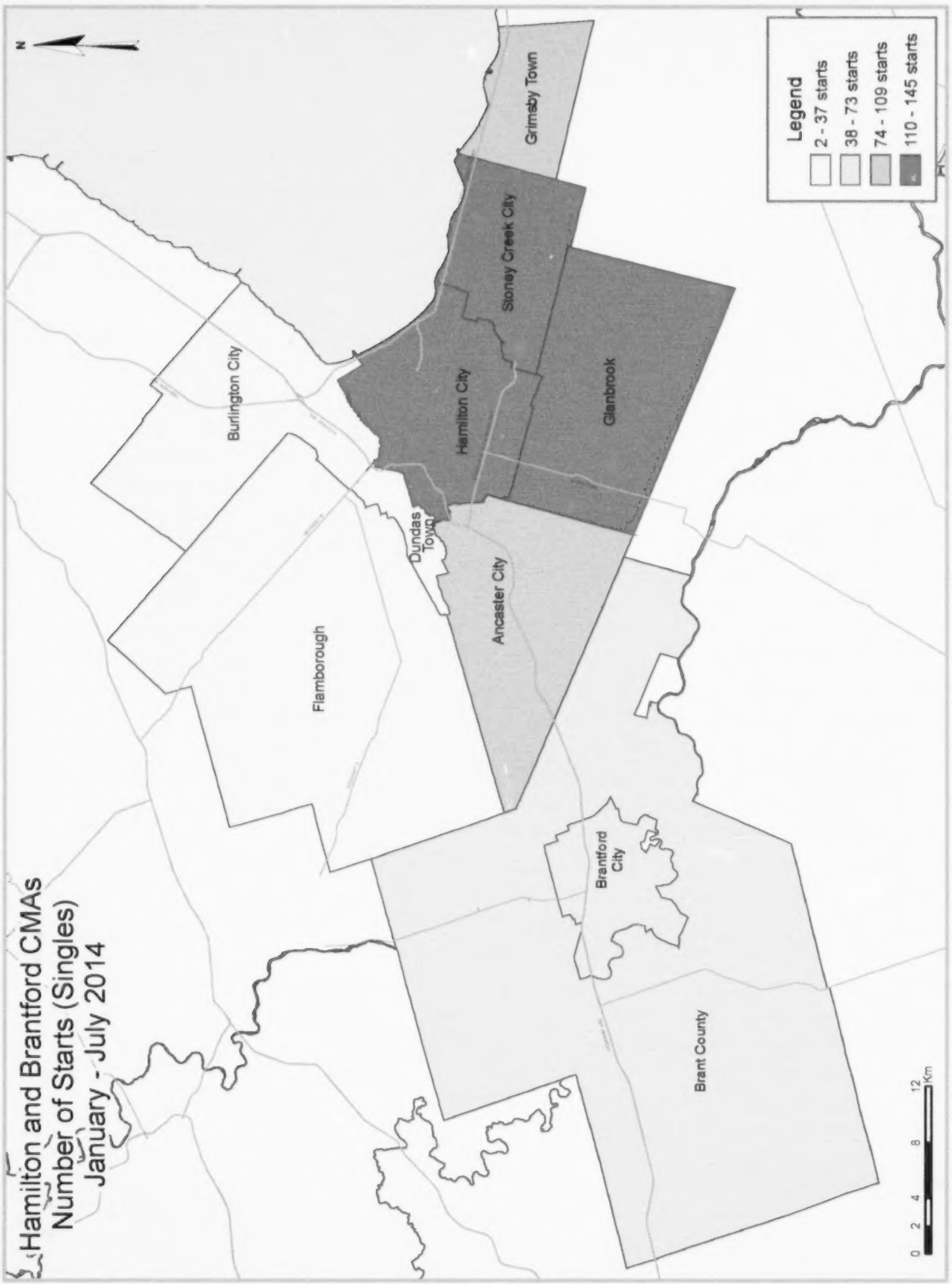
Housing starts in the Brantford CMA were trending down at 386 units in July compared to 417 units in June, following two consecutive monthly increases. This month's decline in total housing starts was entirely due to lower multi-unit residential construction. Single-detached housing starts reached 134 units in the first seven months of 2014, up 24 per cent from the same period in 2013. The rise in the number of single-detached starts suggests that the move-up buyer segment in Brantford is becoming increasingly active. Move-up buyers tend to be in the 45 to 64 age group. Full-time employment among this age group was up 4.8 per cent in July 2014 compared to the same month a year ago, marking the fifth consecutive year-over-year increase.

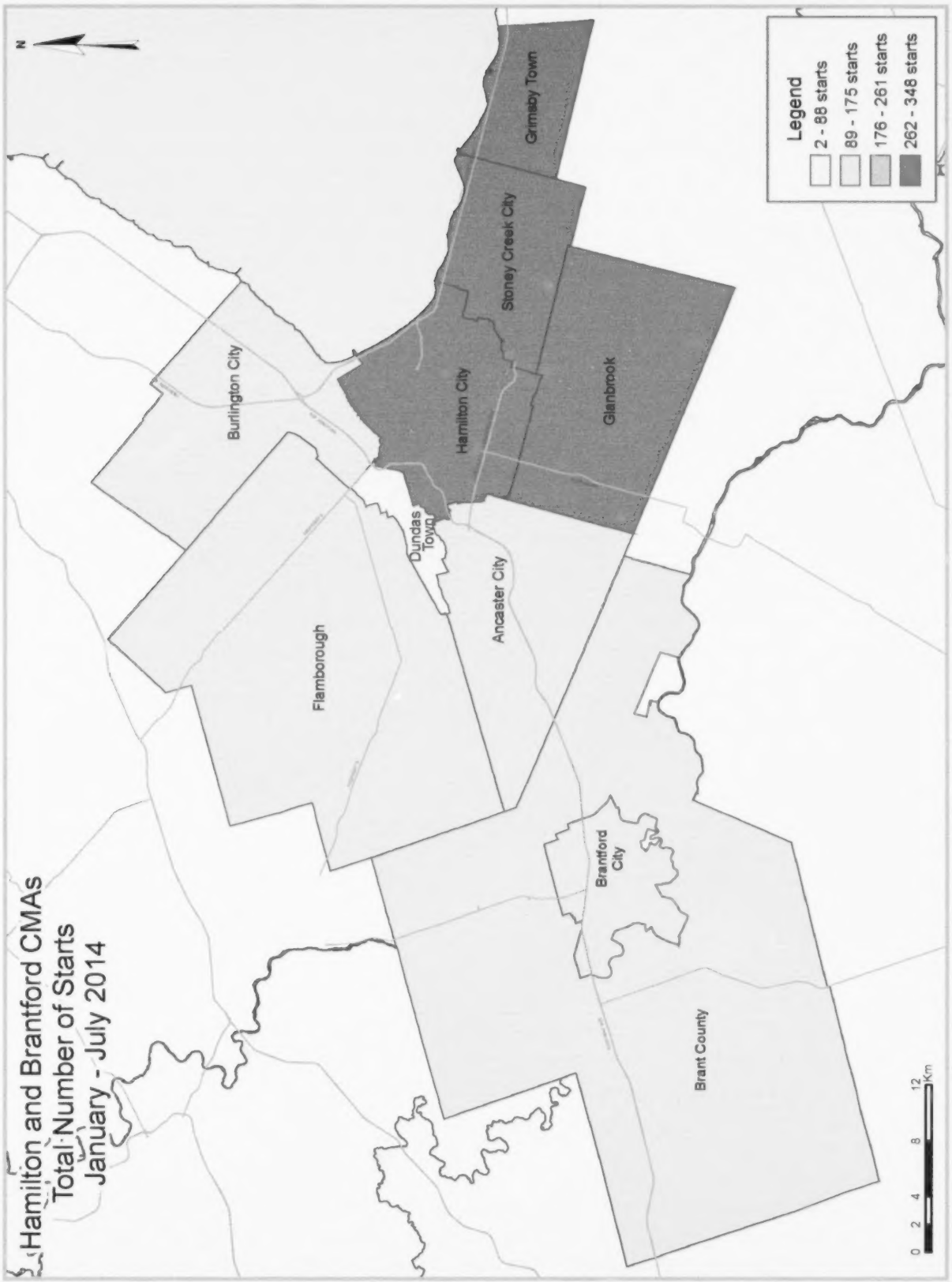

Hamilton and Brantford CMAs
Number of Starts (Multiples)
July 2014
N
Legend
No starts
4 - 11 starts
12 - 19 starts
20 - 27 starts
28 - 35 starts
Grimsby Town
Stoney Creek City
Glanbrook
Burlington City
Hamilton City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
July 2014
N
Legend
No starts
3 - 15 starts
16 - 27 starts
28 - 39 starts
40 - 52 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
July 2014
N
Legend
No starts
3 - 24 starts
25 - 45 starts
46 - 66 starts
67 - 87 starts
Grimsby Town
Stoney Creek City
Glanbrook
Hamilton City
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - July 2014
N
Legend
No starts
19 - 68 starts
69 - 117 starts
118 - 166 starts
167 - 215 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - July 2014
N
Legend
2 - 37 starts
38 - 73 starts
74 - 109 starts
110 - 145 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - July 2014
N
Legend
2 - 88 starts
89 - 175 starts
176 - 261 starts
262 - 348 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) July 2014		
Hamilton CMA[1]	June 2014	July 2014
Trend[2]	2,948	3,026
SAAR	2,867	2,135
	July 2013	July 2014
Actual		
July - Single-Detached	127	122
July - Multiples	47	79
July - Total	174	201
January to July - Single-Detached	693	680
January to July - Multiples	1,091	980
January to July - Total	1,784	1,660

Table 1b: Housing Starts (SAAR and Trend) July 2014		
Brantford CMA[1]	June 2014	July 2014
Trend[2]	417	386
SAAR	571	256
	July 2013	July 2014
Actual		
July - Single-Detached	21	23
July - Multiples	5	-
July - Total	26	23
January to July - Single-Detached	108	134
January to July - Multiples	111	79
January to July - Total	219	213

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2014	121	20	32	1	21	6	0	0	201
July 2013	127	14	13	0	20	0	0	0	174
% Change	-4.7	42.9	146.2	n/a	5.0	n/a	n/a	n/a	15.5
Year-to-date 2014	674	46	458	6	175	181	0	120	1,660
Year-to-date 2013	692	32	262	1	182	331	14	270	1,784
% Change	-2.6	43.8	74.8	**	-3.8	-45.3	-100.0	-55.6	-7.0
UNDER CONSTRUCTION									
July 2014	708	70	522	6	267	578	182	477	2,810
July 2013	713	38	423	7	322	807	182	270	2,762
% Change	-0.7	84.2	23.4	-14.3	-17.1	-28.4	0.0	76.7	1.7
COMPLETIONS									
July 2014	95	0	63	1	78	76	0	0	313
July 2013	106	2	11	0	14	0	0	0	133
% Change	-10.4	-100.0	**	n/a	**	n/a	n/a	n/a	135.3
Year-to-date 2014	585	60	238	10	206	286	0	2	1,387
Year-to-date 2013	620	40	156	4	160	219	0	0	1,199
% Change	-5.6	50.0	52.6	150.0	28.8	30.6	n/a	n/a	15.7
COMPLETED & NOT ABSORBED									
July 2014	71	11	10	2	5	11	n/a	n/a	110
July 2013	48	5	4	1	7	3	n/a	n/a	68
% Change	47.9	120.0	150.0	100.0	-28.6	**	n/a	n/a	61.8
ABSORBED									
July 2014	103	15	62	1	78	75	n/a	n/a	334
July 2013	122	3	11	0	12	0	n/a	n/a	148
% Change	-15.6	**	**	n/a	**	n/a	n/a	n/a	125.7
Year-to-date 2014	585	55	231	10	208	275	n/a	n/a	1,364
Year-to-date 2013	631	38	162	3	162	216	n/a	n/a	1,212
% Change	-7.3	44.7	42.6	**	28.4	27.3	n/a	n/a	12.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Brantford CMA
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2014	21	0	0	2	0	0	0	0	23
July 2013	21	2	3	0	0	0	0	0	26
% Change	0.0	-100.0	-100.0	n/a	n/a	n/a	n/a	n/a	-11.5
Year-to-date 2014	124	2	13	10	26	0	8	30	213
Year-to-date 2013	108	6	67	0	38	0	0	0	219
% Change	14.8	-66.7	-80.6	n/a	-31.6	n/a	n/a	n/a	-2.7
UNDER CONSTRUCTION									
July 2014	150	6	24	10	58	0	8	30	286
July 2013	103	6	64	0	89	3	0	0	265
% Change	45.6	0.0	-62.5	n/a	-34.8	-100.0	n/a	n/a	7.9
COMPLETIONS									
July 2014	31	0	5	0	3	0	0	0	39
July 2013	22	0	22	0	0	0	7	0	51
% Change	40.9	n/a	-77.3	n/a	n/a	n/a	-100.0	n/a	-23.5
Year-to-date 2014	138	6	18	0	30	0	0	0	192
Year-to-date 2013	163	8	37	0	21	0	7	0	236
% Change	-15.3	-25.0	-51.4	n/a	42.9	n/a	-100.0	n/a	-18.6
COMPLETED & NOT ABSORBED									
July 2014	18	0	2	0	13	0	n/a	n/a	33
July 2013	23	0	6	0	9	0	n/a	n/a	45
% Change	-21.7	n/a	-66.7	n/a	44.4	n/a	n/a	n/a	-26.7
ABSORBED									
July 2014	31	0	5	0	2	0	n/a	n/a	38
July 2013	20	0	20	0	0	0	n/a	n/a	40
% Change	55.0	n/a	-75.0	n/a	n/a	n/a	n/a	n/a	-5.0
Year-to-date 2014	146	6	32	0	31	0	n/a	n/a	216
Year-to-date 2013	169	8	35	0	26	0	n/a	n/a	252
% Change	-13.6	-25.0	-8.6	n/a	19.2	n/a	n/a	n/a	-14.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
July 2014	102	20	28	0	21	6	0	0	177
July 2013	106	14	13	0	0	0	0	0	133
Former Hamilton City									
July 2014	20	0	0	0	0	6	0	0	26
July 2013	20	0	4	0	0	0	0	0	24
Stoney Creek City									
July 2014	52	20	0	0	15	0	0	0	87
July 2013	21	8	0	0	0	0	0	0	29
Ancaster City									
July 2014	9	0	0	0	0	0	0	0	9
July 2013	24	0	6	0	0	0	0	0	30
Dundas Town									
July 2014	0	0	0	0	0	0	0	0	0
July 2013	0	0	0	0	0	0	0	0	0
Flamborough									
July 2014	3	0	0	0	0	0	0	0	3
July 2013	1	6	3	0	0	0	0	0	10
Glanbrook									
July 2014	18	0	28	0	6	0	0	0	52
July 2013	40	0	0	0	0	0	0	0	40
City of Burlington									
July 2014	4	0	0	0	0	0	0	0	4
July 2013	15	0	0	0	20	0	0	0	35
Grimsby									
July 2014	15	0	4	1	0	0	0	0	20
July 2013	6	0	0	0	0	0	0	0	6
Hamilton CMA									
July 2014	121	20	32	1	21	6	0	0	201
July 2013	127	14	13	0	20	0	0	0	174
Brant County									
July 2014	9	0	0	2	0	0	0	0	11
July 2013	8	0	3	0	0	0	0	0	11
Brantford City									
July 2014	12	0	0	0	0	0	0	0	12
July 2013	13	2	0	0	0	0	0	0	15
Brantford CMA									
July 2014	21	0	0	2	0	0	0	0	23
July 2013	21	2	3	0	0	0	0	0	26

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
July 2014	539	64	361	0	191	231	182	170	1,738
July 2013	608	38	348	6	172	237	182	0	1,591
Former Hamilton City									
July 2014	117	42	45	0	38	125	168	170	705
July 2013	139	6	38	0	7	195	168	0	553
Stoney Creek City									
July 2014	143	20	37	0	47	64	14	0	325
July 2013	84	12	62	0	26	0	14	0	198
Ancaster City									
July 2014	99	0	30	0	0	39	0	0	168
July 2013	143	0	38	6	6	39	0	0	232
Dundas Town									
July 2014	5	0	0	0	0	0	0	0	5
July 2013	7	0	0	0	0	0	0	0	7
Flamborough									
July 2014	42	0	60	0	28	3	0	0	133
July 2013	79	20	132	0	19	3	0	0	253
Glanbrook									
July 2014	133	2	189	0	78	0	0	0	402
July 2013	156	0	78	0	114	0	0	0	348
City of Burlington									
July 2014	69	6	8	0	49	314	0	307	753
July 2013	83	0	69	0	136	570	0	270	1,128
Grimsby									
July 2014	100	0	153	6	27	33	0	0	319
July 2013	22	0	6	1	14	0	0	0	43
Hamilton CMA									
July 2014	708	70	522	6	267	578	182	477	2,810
July 2013	713	38	423	7	322	807	182	270	2,762
Brant County									
July 2014	68	4	0	10	13	0	0	0	95
July 2013	58	0	3	0	35	3	0	0	99
Brantford City									
July 2014	82	2	24	0	45	0	8	30	191
July 2013	45	6	61	0	54	0	0	0	166
Brantford CMA									
July 2014	150	6	24	10	58	0	8	30	286
July 2013	103	6	64	0	89	3	0	0	265

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
July 2014	80	0	42	0	15	76	0	0	213
July 2013	78	2	11	0	14	0	0	0	105
Former Hamilton City									
July 2014	19	0	5	0	7	76	0	0	107
July 2013	12	0	7	0	0	0	0	0	19
Stoney Creek City									
July 2014	15	0	9	0	8	0	0	0	32
July 2013	12	2	0	0	9	0	0	0	23
Ancaster City									
July 2014	19	0	0	0	0	0	0	0	19
July 2013	18	0	0	0	5	0	0	0	23
Dundas Town									
July 2014	1	0	0	0	0	0	0	0	1
July 2013	0	0	0	0	0	0	0	0	0
Flamborough									
July 2014	8	0	8	0	0	0	0	0	16
July 2013	7	0	4	0	0	0	0	0	11
Glanbrook									
July 2014	18	0	20	0	0	0	0	0	38
July 2013	29	0	0	0	0	0	0	0	29
City of Burlington									
July 2014	11	0	0	0	0	0	0	0	11
July 2013	25	0	0	0	0	0	0	0	25
Grimsby									
July 2014	4	0	21	1	63	0	0	0	89
July 2013	3	0	0	0	0	0	0	0	3
Hamilton CMA									
July 2014	95	0	63	1	78	76	0	0	313
July 2013	106	2	11	0	14	0	0	0	133
Brant County									
July 2014	6	0	0	0	0	0	0	0	6
July 2013	5	0	0	0	0	0	0	0	5
Brantford City									
July 2014	25	0	5	0	3	0	0	0	33
July 2013	17	0	22	0	0	0	7	0	46
Brantford CMA									
July 2014	31	0	5	0	3	0	0	0	39
July 2013	22	0	22	0	0	0	7	0	51

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
July 2014	56	11	5	0	5	1	n/a	n/a	78
July 2013	38	5	4	0	7	0	n/a	n/a	54
Former Hamilton City									
July 2014	3	0	1	0	0	1	n/a	n/a	5
July 2013	5	0	3	0	0	0	n/a	n/a	8
Stoney Creek City									
July 2014	22	11	1	0	0	0	n/a	n/a	34
July 2013	12	5	0	0	2	0	n/a	n/a	19
Ancaster City									
July 2014	11	0	0	0	0	0	n/a	n/a	11
July 2013	5	0	0	0	0	0	n/a	n/a	5
Dundas Town									
July 2014	0	0	0	0	0	0	n/a	n/a	0
July 2013	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
July 2014	2	0	2	0	0	0	n/a	n/a	4
July 2013	1	0	1	0	0	0	n/a	n/a	2
Glanbrook									
July 2014	18	0	1	0	5	0	n/a	n/a	24
July 2013	15	0	0	0	5	0	n/a	n/a	20
City of Burlington									
July 2014	10	0	0	0	0	10	n/a	n/a	20
July 2013	8	0	0	0	0	3	n/a	n/a	11
Grimsby									
Juiy 2014	5	0	5	2	0	0	n/a	n/a	12
July 2013	2	0	0	1	0	0	n/a	n/a	3
Hamilton CMA									
July 2014	71	11	10	2	5	11	n/a	n/a	110
July 2013	48	5	4	1	7	3	n/a	n/a	68
Brant County									
July 2014	8	0	0	0	1	0	n/a	n/a	9
July 2013	7	0	0	0	0	0	n/a	n/a	7
Brantford City									
July 2014	10	0	2	0	12	0	n/a	n/a	24
July 2013	16	0	6	0	9	0	n/a	n/a	31
Brantford CMA									
July 2014	18	0	2	0	13	0	n/a	n/a	33
July 2013	23	0	6	0	9	0	n/a	n/a	38

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
July 2014	80	15	40	0	15	75	n/a	n/a	225
July 2013	88	3	11	0	12	0	n/a	n/a	114
Former Hamilton City									
July 2014	20	0	5	0	7	75	n/a	n/a	107
July 2013	13	0	7	0	0	0	n/a	n/a	20
Stoney Creek City									
July 2014	14	15	9	0	8	0	n/a	n/a	46
July 2013	19	2	0	0	7	0	n/a	n/a	28
Ancaster City									
July 2014	21	0	0	0	0	0	n/a	n/a	21
July 2013	19	0	0	0	5	0	n/a	n/a	24
Dundas Town									
July 2014	1	0	0	0	0	0	n/a	n/a	1
July 2013	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
July 2014	8	0	7	0	0	0	n/a	n/a	15
July 2013	7	0	4	0	0	0	n/a	n/a	11
Glanbrook									
July 2014	16	0	19	0	0	0	n/a	n/a	35
July 2013	30	1	0	0	0	0	n/a	n/a	31
City of Burlington									
July 2014	12	0	0	0	0	0	n/a	n/a	12
July 2013	28	0	0	0	0	0	n/a	n/a	28
Grimsby									
July 2014	11	0	22	1	63	0	n/a	n/a	97
July 2013	6	0	0	0	0	0	n/a	n/a	6
Hamilton CMA									
July 2014	103	15	62	1	78	75	n/a	n/a	334
July 2013	122	3	11	0	12	0	n/a	n/a	148
Brant County									
July 2014	3	0	0	0	0	0	n/a	n/a	3
July 2013	5	0	0	0	0	0	n/a	n/a	5
Brantford City									
July 2014	28	0	5	0	2	0	n/a	n/a	35
July 2013	15	0	20	0	0	0	n/a	n/a	35
Brantford CMA									
July 2014	31	0	5	0	2	0	n/a	n/a	38
July 2013	20	0	20	0	0	0	n/a	n/a	40

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type July 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	% Change
Hamilton CMA	122	127	20	14	53	27	6	6	201	174	15.5
City of Hamilton	102	106	20	14	49	7	6	6	177	133	33.1
Former Hamilton City	20	20	0	0	0	4	6	0	26	24	8.3
Stoney Creek City	52	21	20	8	15	0	0	0	87	29	200.0
Ancaster City	9	24	0	0	0	0	0	6	9	30	-70.0
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	3	1	0	6	0	3	0	0	3	10	-70.0
Glanbrook	18	40	0	0	34	0	0	0	52	40	30.0
City of Burlington	4	15	0	0	0	20	0	0	4	35	-88.6
Grimsby	16	6	0	0	4	0	0	0	20	6	**
Brantford CMA	23	21	0	2	0	3	0	0	23	26	-11.5
Brant County	11	n/a	0	n/a	0	n/a	0	n/a	11	n/a	n/a
Brantford City	12	13	0	2	0	0	0	0	12	15	-20.0

Table 2.1: Starts by Submarket and by Dwelling Type January - July 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Hamilton CMA	680	693	46	32	633	452	301	607	1,660	1,784	-7.0
City of Hamilton	540	623	46	32	435	310	190	105	1211	1070	13.2
Former Hamilton City	133	137	24	2	65	17	126	99	348	255	36.5
Stoney Creek City	145	85	20	10	78	61	64	0	307	156	96.8
Ancaster City	109	131	0	0	30	32	0	6	139	169	-17.8
Dundas Town	2	3	0	0	0	0	0	0	2	3	-33.3
Flamborough	20	91	0	20	88	84	0	0	108	195	-44.6
Glanbrook	131	176	2	0	174	116	0	0	307	292	5.1
City of Burlington	34	46	0	0	34	130	78	502	146	678	-78.5
Grimsby	106	24	0	0	164	12	33	0	303	36	**
Brantford CMA	134	108	2	6	47	105	30	0	213	219	-2.7
Brant County	72	n/a	2	n/a	17	n/a	0	n/a	91	n/a	n/a
Brantford City	62	59	0	6	30	79	30	0	122	144	-15.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Hamilton CMA	53	27	0	0	6	6	0	0
City of Hamilton	49	7	0	0	6	6	0	0
Former Hamilton City	0	4	0	0	6	0	0	0
Stoney Creek City	15	0	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	6	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	3	0	0	0	0	0	0
Glanbrook	34	0	0	0	0	0	0	0
City of Burlington	0	20	0	0	0	0	0	0
Grimsby	4	0	0	0	0	0	0	0
Brantford CMA	0	3	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	633	438	0	14	181	337	120	270
City of Hamilton	435	296	0	14	70	105	120	0
Former Hamilton City	65	17	0	0	6	99	120	0
Stoney Creek City	78	47	0	14	64	0	0	0
Ancaster City	30	32	0	0	0	6	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	88	84	0	0	0	0	0	0
Glanbrook	174	116	0	0	0	0	0	0
City of Burlington	34	130	0	0	78	232	0	270
Grimsby	164	12	0	0	33	0	0	0
Brantford CMA	39	105	8	0	0	0	30	0
Brant County	17	n/a	0	n/a	0	n/a	0	n/a
Brantford City	22	79	8	0	0	0	30	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2014

Submarket	Freehold		Condominium		Rental		Total*	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Hamilton CMA	173	154	28	20	0	0	201	174
City of Hamilton	150	133	27	0	0	0	177	133
Former Hamilton City	20	24	6	0	0	0	26	24
Stoney Creek City	72	29	15	0	0	0	87	29
Ancaster City	9	30	0	0	0	0	9	30
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	3	10	0	0	0	0	3	10
Glanbrook	46	40	6	0	0	0	52	40
City of Burlington	4	15	0	20	0	0	4	35
Grimsby	19	6	1	0	0	0	20	6
Brantford CMA	21	26	2	0	0	0	23	26
Brant County	9	n/a	2	n/a	0	n/a	11	n/a
Brantford City	12	15	0	0	0	0	12	15

Table 2.5: Starts by Submarket and by Intended Market
January - July 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	1,178	986	362	514	120	284	1,660	1,784
City of Hamilton	904	867	187	189	120	14	1,211	1,070
Former Hamilton City	222	156	6	99	120	0	348	255
Stoney Creek City	202	128	105	14	0	14	307	156
Ancaster City	139	169	0	0	0	0	139	169
Dundas Town	2	3	0	0	0	0	2	3
Flamborough	80	173	28	22	0	0	108	195
Glanbrook	259	238	48	54	0	0	307	292
City of Burlington	41	90	105	318	0	270	146	678
Grimsby	233	29	70	7	0	0	303	36
Brantford CMA	139	181	36	38	38	0	213	219
Brant County	64	n/a	27	n/a	0	n/a	91	n/a
Brantford City	75	129	9	15	38	0	122	144

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	% Change
Hamilton CMA	96	106	0	4	141	23	76	0	313	133	135.3
City of Hamilton	80	78	0	4	57	23	76	0	213	105	102.9
Former Hamilton City	19	12	0	0	12	7	76	0	107	19	**
Stoney Creek City	15	12	0	4	17	7	0	0	32	23	39.1
Ancaster City	19	18	0	0	0	5	0	0	19	23	-17.4
Dundas Town	1	0	0	0	0	0	0	0	1	0	n/a
Flamborough	8	7	0	0	8	4	0	0	16	11	45.5
Glanbrook	18	29	0	0	20	0	0	0	38	29	31.0
City of Burlington	11	25	0	0	0	0	0	0	11	25	-56.0
Grimsby	5	3	0	0	84	0	0	0	89	3	**
Brantford CMA	31	22	0	0	8	29	0	0	39	51	-23.5
Brant County	6	n/a	0	n/a	0	n/a	0	n/a	6	n/a	n/a
Brantford City	25	17	0	0	8	29	0	0	33	46	-28.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Hamilton CMA	595	624	60	44	438	312	294	219	1387	1199	15.7
City of Hamilton	514	534	54	42	272	294	84	33	924	903	2.3
Former Hamilton City	137	115	14	0	43	71	76	33	270	219	23.3
Stoney Creek City	61	66	34	26	42	123	0	0	137	215	-36.3
Ancaster City	151	121	0	0	32	53	6	0	189	174	8.6
Dundas Town	4	5	0	0	0	0	0	0	4	5	-20.0
Flamborough	27	86	6	4	24	4	2	0	59	94	-37.2
Glanbrook	134	141	0	12	131	43	0	0	265	196	35.2
City of Burlington	52	67	6	2	67	10	210	186	335	265	26.4
Grimsby	29	23	0	0	99	8	0	0	128	31	**
Brantford CMA	138	163	6	8	48	65	0	0	192	236	-18.6
Brant County	60	n/a	0	n/a	21	n/a	0	n/a	81	n/a	n/a
Brantford City	78	117	6	6	27	65	0	0	111	188	-41.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Hamilton CMA	141	23	0	0	76	0	0	0
City of Hamilton	57	23	0	0	76	0	0	0
Former Hamilton City	12	7	0	0	76	0	0	0
Stoney Creek City	17	7	0	0	0	0	0	0
Ancaster City	0	5	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	8	4	0	0	0	0	0	0
Glanbrook	20	0	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	0	0	0
Grimsby	84	0	0	0	0	0	0	0
Brantford CMA	8	22	0	7	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	8	22	0	7	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	438	312	0	0	292	219	2	0
City of Hamilton	272	294	0	0	82	33	2	0
Former Hamilton City	43	71	0	0	76	33	0	0
Stoney Creek City	42	123	0	0	0	0	0	0
Ancaster City	32	53	0	0	6	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	24	4	0	0	0	0	2	0
Glanbrook	131	43	0	0	0	0	0	0
City of Burlington	67	10	0	0	210	186	0	0
Grimsby	99	8	0	0	0	0	0	0
Brantford CMA	48	58	0	7	0	0	0	0
Brant County	21	n/a	0	n/a	0	n/a	0	n/a
Brantford City	27	58	0	7	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2014

Submarket	Freehold		Condominium		Rental		Total*	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Hamilton CMA	158	119	155	14	0	0	313	133
City of Hamilton	122	91	91	14	0	0	213	105
Former Hamilton City	24	19	83	0	0	0	107	19
Stoney Creek City	24	14	8	9	0	0	32	23
Ancaster City	19	18	0	5	0	0	19	23
Dundas Town	1	0	0	0	0	0	1	0
Flamborough	16	11	0	0	0	0	16	11
Glanbrook	38	29	0	0	0	0	38	29
City of Burlington	11	25	0	0	0	0	11	25
Grimsby	25	3	64	0	0	0	89	3
Brantford CMA	36	44	3	0	0	7	39	51
Brant County	6	n/a	0	n/a	0	n/a	6	n/a
Brantford City	30	39	3	0	0	7	33	46

Table 3.5: Completions by Submarket and by Intended Market
January - July 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	883	816	502	383	2	0	1,387	1,199
City of Hamilton	759	709	163	194	2	0	924	903
Former Hamilton City	173	179	97	40	0	0	270	219
Stoney Creek City	129	148	8	67	0	0	137	215
Ancaster City	187	120	2	54	0	0	189	174
Dundas Town	4	5	0	0	0	0	4	5
Flamborough	45	94	12	0	2	0	59	94
Glanbrook	221	163	44	33	0	0	265	196
City of Burlington	73	79	262	186	0	0	335	265
Grimsby	51	28	77	3	0	0	128	31
Brantford CMA	162	208	30	21	0	7	192	236
Brant County	63	n/a	18	n/a	0	n/a	81	n/a
Brantford City	99	160	12	21	0	7	111	188

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
July 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
July 2014	4	5.2	4	5.2	17	22.1	20	26.0	32	41.6	77	475,000	498,156
July 2013	7	8.0	22	25.3	15	17.2	15	17.2	28	32.2	87	449,900	481,343
Year-to-date 2014	56	11.2	58	11.6	114	22.7	100	19.9	174	34.7	502	459,945	489,255
Year-to-date 2013	62	11.9	103	19.8	96	18.4	74	14.2	186	35.7	521	449,980	485,458
Former Hamilton City													
July 2014	0	0.0	2	10.0	10	50.0	6	30.0	2	10.0	20	432,450	442,338
July 2013	0	0.0	3	23.1	3	23.1	4	30.8	3	23.1	13	464,400	495,745
Year-to-date 2014	6	4.3	23	16.5	58	41.7	23	16.5	29	20.9	139	428,537	463,378
Year-to-date 2013	9	7.8	37	31.9	41	35.3	15	12.9	14	12.1	116	409,990	428,567
Stoney Creek City													
July 2014	0	0.0	1	7.1	0	0.0	1	7.1	12	85.7	14	559,900	609,064
July 2013	0	0.0	5	26.3	4	21.1	7	36.8	3	15.8	19	457,900	454,695
Year-to-date 2014	8	13.3	7	11.7	11	18.3	6	10.0	28	46.7	60	489,900	497,922
Year-to-date 2013	2	2.9	21	30.9	15	22.1	14	20.6	16	23.5	68	440,400	481,056
Ancaster City													
July 2014	1	5.0	0	0.0	4	20.0	6	30.0	9	45.0	20	491,995	497,406
July 2013	0	0.0	0	0.0	2	10.5	4	21.1	13	68.4	19	535,000	595,222
Year-to-date 2014	2	1.3	12	8.0	21	14.0	35	23.3	80	53.3	150	507,900	542,884
Year-to-date 2013	1	0.9	6	5.1	22	18.8	24	20.5	64	54.7	117	510,990	555,446
Dundas Town													
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
Year-to-date 2013	1	25.0	0	0.0	0	0.0	1	25.0	2	50.0	4	--	--
Flamborough													
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
July 2013	0	0.0	1	14.3	0	0.0	0	0.0	6	85.7	7	--	--
Year-to-date 2014	3	14.3	1	4.8	0	0.0	0	0.0	17	81.0	21	544,990	608,378
Year-to-date 2013	1	1.2	5	6.0	2	2.4	8	9.5	68	81.0	84	599,000	605,229
Glanbrook													
July 2014	3	18.8	1	6.3	3	18.8	7	43.8	2	12.5	16	453,286	429,769
July 2013	7	24.1	13	44.8	6	20.7	0	0.0	3	10.3	29	384,990	398,679
Year-to-date 2014	37	28.9	15	11.7	23	18.0	36	28.1	17	13.3	128	429,495	422,210
Year-to-date 2013	48	36.4	34	25.8	16	12.1	12	9.1	22	16.7	132	379,464	399,452
City of Burlington													
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	702,500	1,554,654
July 2013	0	0.0	0	0.0	0	0.0	0	0.0	28	100.0	28	694,990	816,099
Year-to-date 2014	0	0.0	1	2.0	0	0.0	0	0.0	49	98.0	50	717,495	1,397,954
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	1.4	70	98.6	71	650,000	962,024
Grimsby													
July 2014	0	0.0	3	25.0	3	25.0	3	25.0	3	25.0	12	464,900	464,000
July 2013	0	0.0	0	0.0	2	33.3	1	16.7	3	50.0	6	--	--
Year-to-date 2014	3	11.1	4	14.8	6	22.2	7	25.9	7	25.9	27	450,000	452,503
Year-to-date 2013	0	0.0	0	0.0	3	11.5	12	46.2	11	42.3	26	495,900	515,984

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
July 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
July 2014	4	4.0	7	6.9	20	19.8	23	22.8	47	46.5	101	494,900	619,623
July 2013	7	5.8	22	18.2	17	14.0	16	13.2	59	48.8	121	488,780	558,877
Year-to-date 2014	59	10.2	63	10.9	120	20.7	107	18.5	230	39.7	579	470,000	566,013
Year-to-date 2013	62	10.0	103	16.7	99	16.0	87	14.1	267	43.2	618	478,000	541,494

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
July 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
July 2014	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	–	–
July 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2014	5	8.6	8	13.8	5	8.6	8	13.8	32	55.2	58	534,950	533,151
Year-to-date 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
July 2014	4	14.3	24	85.7	0	0.0	0	0.0	0	0.0	28	375,000	366,375
July 2013	9	60.0	6	40.0	0	0.0	0	0.0	0	0.0	15	339,990	307,110
Year-to-date 2014	38	43.2	46	52.3	3	3.4	0	0.0	1	1.1	88	355,995	347,236
Year-to-date 2013	75	64.7	25	21.6	6	5.2	9	7.8	1	0.9	116	335,000	330,773
Brantford CMA													
July 2014	4	12.9	27	87.1	0	0.0	0	0.0	0	0.0	31	380,000	366,726
July 2013	9	45.0	6	30.0	3	15.0	1	5.0	1	5.0	20	354,900	350,733
Year-to-date 2014	43	29.5	54	37.0	8	5.5	8	5.5	33	22.6	146	382,450	421,093
Year-to-date 2013	84	49.7	30	17.8	14	8.3	14	8.3	27	16.0	169	350,000	398,032

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2014

Submarket	July 2014	July 2013	% Change	YTD 2014	YTD 2013	% Change
Hamilton CMA	619,623	558,877	10.9	566,013	541,494	4.5
City of Hamilton	498,156	481,343	3.5	489,255	485,458	0.8
Former Hamilton City	442,338	495,745	-10.8	463,378	428,567	8.1
Stoney Creek City	609,064	454,695	34.0	497,922	481,056	3.5
Ancaster City	497,406	595,222	-16.4	542,884	555,446	-2.3
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	--	n/a	608,378	605,229	0.5
Glanbrook	429,769	398,679	7.8	422,210	399,452	5.7
City of Burlington	1,554,654	816,099	90.5	1,397,954	962,024	45.3
Grimsby	464,000	--	n/a	452,503	515,984	-12.3
Brantford CMA	366,726	350,733	4.6	421,093	398,032	5.8
Brant County	--	n/a	n/a	533,151	n/a	n/a
Brantford City	366,375	307,110	19.3	347,236	330,773	5.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
July 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	719	-7.0	1,050	1,459	1,545	68.0	349,943	4.7	360,555
	February	912	-15.9	1,035	1,390	1,491	69.4	375,381	5.2	369,457
	March	1,121	-14.6	1,081	1,765	1,598	67.6	388,147	9.9	377,494
	April	1,456	4.4	1,087	2,002	1,529	71.1	379,308	0.4	374,363
	May	1,540	2.8	1,131	2,087	1,564	72.3	416,664	12.8	399,294
	June	1,313	1.4	1,130	1,836	1,605	70.4	390,572	7.5	381,731
	July	1,237	3.9	1,064	1,684	1,598	66.6	383,240	10.8	383,124
	August	1,151	7.6	1,176	1,509	1,661	70.8	376,284	3.2	384,955
	September	1,154	30.5	1,230	1,798	1,652	74.5	390,638	8.7	390,737
	October	1,157	9.8	1,139	1,581	1,593	71.5	384,534	4.6	387,653
	November	1,022	13.1	1,213	1,177	1,595	76.1	368,947	-0.1	368,444
	December	689	19.8	1,137	529	1,387	82.0	371,037	10.3	396,890
2014	January	742	3.2	1,070	1,349	1,484	72.1	386,451	10.4	398,584
	February	922	1.1	1,044	1,306	1,423	73.4	398,239	6.1	393,440
	March	1,215	8.4	1,111	1,731	1,509	73.6	410,553	5.8	404,191
	April	1,427	-2.0	1,149	2,089	1,639	70.1	414,736	9.3	400,385
	May	1,605	4.2	1,229	2,309	1,709	71.9	406,007	-2.6	392,511
	June	1,525	16.1	1,232	2,077	1,720	71.6	409,195	4.8	400,661
	July	1,496	20.9	1,264	1,808	1,678	75.3	412,694	7.7	409,538
	August									
	September									
	October									
	November									
	December									
	Q2 2013	4,309	2.9		5,925			396,091	7.0	
	Q2 2014	4,557	5.8		6,475			409,808	3.5	
	YTD 2013	8,298	-2.9		12,223			386,827	7.7	
	YTD 2014	8,932	7.6		12,669			407,258	5.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
July 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	118	12.4	158	295	288	54.9	274,505	21.2	274,505
	February	158	4.6	170	246	279	60.9	242,110	7.0	242,110
	March	173	-14.8	172	271	276	62.3	257,618	10.3	257,618
	April	213	12.7	170	383	285	59.6	270,767	12.2	270,767
	May	236	11.3	172	370	288	59.7	263,039	2.6	263,039
	June	245	31.7	215	303	286	75.2	261,989	2.0	261,989
	July	183	0.5	149	288	259	57.5	250,496	-0.9	250,496
	August	172	-8.0	164	243	267	61.4	276,740	10.9	276,740
	September	173	16.1	162	277	275	58.9	259,138	8.2	259,138
	October	172	-6.0	171	267	275	62.2	272,641	6.4	272,641
	November	214	39.9	241	190	245	98.4	260,794	4.7	260,794
	December	173	108.4	285	87	197	144.7	286,599	17.3	286,599
2014	January	97	-17.8	126	193	207	60.9	245,837	-10.4	245,837
	February	110	-30.4	120	166	194	61.9	254,870	5.3	254,870
	March	161	-6.9	163	249	232	70.3	275,975	7.1	275,975
	April	168	-21.1	149	297	243	61.3	277,189	2.4	277,189
	May	218	-7.6	176	323	248	71.0	276,995	5.3	276,995
	June	244	-0.4	191	278	246	77.6	254,012	-3.0	254,012
	July	247	35.0	206	318	278	74.1	286,415	14.3	286,415
	August									
	September									
	October									
	November									
	December									
	Q2 2013	694	18.2		1,056			265,040	5.3	
	Q2 2014	630	-9.2		898			268,145	1.2	
	YTD 2013	1,326	8.0		2,156			260,174	6.8	
	YTD 2014	1,245	-6.1		1,824			269,872	3.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
July 2014

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	107.0	121.3	384.1	5.9	65.0	906
	February	595	3.00	5.24	107.1	122.8	387.8	5.8	65.5	897
	March	590	3.00	5.14	107.3	123.2	386.2	6.2	65.5	889
	April	590	3.00	5.14	108.2	122.9	382.6	6.7	65.2	894
	May	590	3.00	5.14	108.5	123.0	379.7	6.9	64.7	912
	June	590	3.14	5.14	108.3	123.2	377.9	6.2	63.9	920
	July	590	3.14	5.14	108.5	123.4	376.8	6.1	63.6	925
	August	601	3.14	5.34	108.5	123.4	369.0	6.5	62.5	916
	September	601	3.14	5.34	108.6	123.5	366.0	7.0	62.2	916
	October	601	3.14	5.34	109.3	123.3	366.0	7.1	62.2	908
	November	601	3.14	5.34	109.8	123.3	369.4	6.7	62.5	913
	December	601	3.14	5.34	109.8	123.1	372.4	6.6	62.9	905
2014	January	595	3.14	5.24	109.6	123.3	375	6.0	62.9	906
	February	595	3.14	5.24	110.0	124.6	379.6	5.9	63.6	900
	March	581	3.14	4.99	110.1	125.1	383.4	5.8	64.1	920
	April	570	3.14	4.79	110.3	125.9	384.3	6.4	64.6	936
	May	570	3.14	4.79	110.6	126.5	383.0	6.9	64.6	945
	June	570	3.14	4.79	111.3	126.9	383.4	7.2	64.9	947
	July	570	3.14	4.79		126.5	386.3	6.9	65.0	941
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
July 2014

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	116.2	121.3	67.9	7.7	67.6	861
	February	595	3.00	5.24	116.2	122.8	68.7	7.7	68.2	869
	March	590	3.00	5.14	116.3	123.2	68.9	7.6	68.5	861
	April	590	3.00	5.14	116.5	122.9	68.5	7.6	67.9	849
	May	590	3.00	5.14	116.6	123.0	68.7	7.2	67.8	827
	June	590	3.14	5.14	116.6	123.2	69.0	6.6	67.7	808
	July	590	3.14	5.14	116.9	123.4	68.5	6.7	67.2	795
	August	601	3.14	5.34	117.0	123.4	68.8	6.9	67.6	784
	September	601	3.14	5.34	117.0	123.5	68.7	5.8	66.8	783
	October	601	3.14	5.34	117.1	123.3	69.0	4.8	66.3	793
	November	601	3.14	5.34	117.2	123.3	68.3	4.1	65.0	810
	December	601	3.14	5.34	117.4	123.1	66.9	5.1	64.5	822
2014	January	595	3.14	5.24	117.5	123.3	66	5.9	64.4	831
	February	595	3.14	5.24	117.9	124.6	65.9	7.1	64.7	829
	March	581	3.14	4.99	117.9	125.1	66.7	7.4	65.6	821
	April	570	3.14	4.79	118.4	125.9	67.7	7.0	66.5	829
	May	570	3.14	4.79	118.4	126.5	68.7	7.2	67.4	838
	June	570	3.14	4.79	118.8	126.9	68.7	6.7	67.0	848
	July	570	3.14	4.79		126.5	68.3	6.6	66.5	844
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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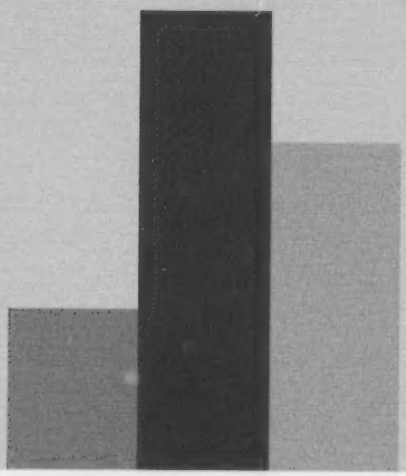

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